

SPRUCE VALLEY REAL ESTATE 2019



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A TRADITION OF TRUST AND RESULTS SINCE 1979...

Hello neighbor! Thank you for allowing us to share our real estate expertise with you. We have been selling Breckenridge Real Estate since the early '70s (Jeff in 1972 and John in 1971). We have helped enable Breckenridge grow into the resort it is today. Our expertise and enthusiasm for Breckenridge Real Estate has given us success in helping others achieve their unique mountain lifestyle. We are happy to share our knowledge with friends and neighbors and would be honored to guide any or all of you with your real estate needs.

What's Happening in Spruce Valley Ranch?

In 2018 & 2019 ytd there have been 9 properties for sale in SVR

Lot #	List Price	Sold Price	Bed/Bath	SqFt	Dat Sold
13	\$1,599,000	\$1,595,5000	4/3.5	3,808	8/9/2019
5	\$3,495,000	\$3,440,000	5/5.5	5,865	7/31/2019
38	\$2,399,000	\$1,950,000	8/6.5	7,174	3/21/2019
3	\$3,250,000	\$3,250,000	4/4.5	5,403	8/16/2018
23	\$1,999,999	\$1,800,000	5/5.5	6,180	8/8/2018
33	\$3,749,000	Pending	5/5.5	5,839	—
39	\$3,999,000	Pending	5/5.5	8,321	—
42	\$3,098,000	Active	5/5	6,054	—
15	\$3,295,000	Active	4/4.5	5,310	—

**Paffrath & Thomas are the
Breckenridge Luxury Property Experts.**

For clarification and further details on the market call us TODAY!

Data Source: 2017 Summit MLS, Inc. All reported sales were not necessarily listed or sold by broker and are intended only to show trends in the area.

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What's Happening in Breckenridge?

Currently there are 110 Single Family Homes over \$1,500,000 active and 41 under contract in Breckenridge.

Residential Sales over \$1,500,000

2019 YTD: 82 sales over \$1,500,000, 15 sales over \$3,000,000, 6 sales over \$4,000,000, 2 sales over \$5,000,000

2018: 145 sales over \$1,500,000, 13 sales over \$3,000,000, 5 sales over \$4,000,000

2017: 92 sales over \$1,500,000, 7 sales over \$3,000,000, 4 sales over \$4,000,000, 2 sales over \$5,000,000

2016: 61 sales over \$1,500,000, 9 sales over \$3,000,000, 2 sales over \$5,000,000

2015: 67 sales over \$1,500,000, 6 sales over \$3,000,000, NO sales over \$4,000,000

Building Homesites in Breckenridge

Currently there are 37 lots over \$500,000 for sale & 4 lots over \$500,000 under contract in Breckenridge

Average Land Sales Over \$500,000 in Breckenridge

2019 YTD: 7 sales over \$500,000, NO sales over \$1,000,000, 1 sale over \$2,000,000

2018: 22 sales over \$500,000, 9 sales over \$1,000,000, NO sales over \$2,000,000

2017: 24 sales over \$500,000, 6 sales over \$1,000,000, 2 sales over \$2,000,000, NO sales over \$4,000,000

2016: 24 sales over \$500,000, 5 sales over \$1,000,000, NO sales over \$2,000,000

2015: 22 sales over \$500,000, 5 sales over \$1,000,000, 2 sales over \$2,000,000, NO sales over \$3,000,000

Summit County Real Estate Trends

- **Market Snapshot for Years 2019 vs 2018:** Average Indicators for \$: Single Family +15%, Multi-Family +5% and Vacant Land -8%. Median Indicators for Single Family +8%, Multi-Family +7% and Vacant Land -13%.
- **Market Analysis % Change YTD 2019 Data:** Monetary volume (\$125,183,437) in June 2019 was down 27% from June 2018. Transactions (179) were down 28% from June 2018. YTD 2019 monetary volume is up 5% from YTD 2018, and transactions are down/flat 10% YTD 2019 compared to YTD 2018.